

Historical Architectural Review Board

August 7, 2023 Meeting Minutes

Hybrid Meeting

In attendance was Larry Peseski (Chair), CL Lindsay, Steven Young, Buz Teacher, Marnie Newman, Nancy Ruddle, Patrick Strzelec, Zachary Zubris (HARB Administrator/Zoning Officer), Robert McEwan (Board of Supervisors Liaison)

Public:

Absent: Scott Minnucci (Vice Chair), John Francis (Board of Supervisors Liaison)

- I. The meeting was called to order at 6:03 P.M. and there was a quorum.**
- II. Approval of Minutes – July 17, 2023**

Upon a motion by CL Lindsay, seconded by Patrick Strzelec, the July 17, 2023 minutes were approved unanimously with changes suggested by Ms. Newman.

- III. New Business**
 - a. Comprehensive Plan- HARB Representative**

Mr. Peseski opened the discussion.

Mr. Zubris gave a background on what the Comprehensive Plan committee would be and what the comprehensive plan is intended to do.

Ms. Newman was nominated as the HARB representative to the Comprehensive Plan Committee.

- IV. Old Business**
 - a. Final Design Guideline Review/Edits**

Mr. Peseski opened the discussion by suggesting that the Board make the document available to property owners then make changes as needed after the Board of Supervisors reviews.

Mr. Zubris discussed the changes made to the document after the July meeting.

Mr. Peseski noted that he would like to see changes made to the website to be more helpful to property owners.

The Board discussed the layout of the website and the potential for indexing of the Design Guideline document. Mr. Teacher noted that there would be a one-time cost based upon the number of pages.

Supervisor McEwan noted that the Board should reach out to Michele Blood as far as website changes as the Environmental Advisory Council is doing the same.

The Board reviewed the changes to the Design Guideline document.

Mr. Strzelec expressed concern about painting and having no oversight.

Mr. Peseski stated that changing paint colors would still require a RRIK application with oversight of three HARB members.

Mr. Lindsay suggested changes to the language for painting. The Board was in favor.

Mr. Peseski brought up the topic of landscaping and potential changes he suggested.

Mr. Strzelec suggested changes regarding tree removal including stump grinding or removal.

Mr. Lindsay suggested that the language should state “should” instead of “shall” since it could not be enforced.

Ms. Newman and Ms. Ruddle both stated that they liked the language.

Supervisor McEwan asked Mr. Zubris to discuss the Township tree ordinance requirements. Mr. Zubris discussed the Township tree ordinance and exemptions.

Mr. Strzelec suggested changes about landscape objects.

Mr. Young noted that the suggested changes would require enforcement and that other items are not enforced such as hoarding or trash keeping. Mr. Young felt as though it would not be fair to regulate landscape object when other issues are neglected.

Ms. Ruddle stated that the Board could not put language into the guidelines that was authoritative in manner.

Mr. Peseski stated that there was a difference between general maintenance and guidelines with regard to enforcement.

The Board discussed the issue of decorative and permanent objects.

Mr. Teacher noted his experience with Philadelphia’s Historic Commission and how the Commission did not regulate decorative objects. Mr. Teacher felt that it was difficult to enforce.

Mr. Lindsay agreed that it was most likely not enforceable and felt that it would be fine as a suggestion.

Upon a Motion by Larry Peseski, seconded by CL Lindsay, it was unanimously agreed to accept the Design Guidelines and History & Maintenance Manual, as edited August 7, 2023, which will be prepared and sent to the Board of Supervisors for final approval.

b. Hotel Du Village Lighting

Mr. Zubris provided an update regarding the Hotel Du Village lighting issue. Mr. Zubris stated that a representative from Carter van Dyke’s office made a site visit and met with the Hotel’s representatives. He noted that the Hotel workers were making the requested changes in accordance with approvals granted.

Mr. Peseski questioned if the issue of timers was resolved.

Mr. Zubris said he would look into that.

V. Public Comment

No public comment.

VI. Adjournment

Upon a motion by Larry Peseski, seconded CL Lindsay, the Board motioned to adjourn the HARB hybrid meeting at 7:11 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Zachary J. Zubris".

Zachary Zubris
Zoning Officer/Permit Department Administrator
HARB Administrator
Solebury Township